

NO TRANSFER
TAX PAID

QUITCLAIM DEED

017191

Nancy E. Luce and Dudley G. Luce, Jr., Husband and Wife, of Rye, Westchester County, New York, for consideration paid, with quitclaim covenant, grant to Andrew Luce of Cambridge, Middlesex County, Massachusetts, the land and improvements thereon described on Exhibit A attached hereto.

Witness our hands this 28 day of July, 1988.

Nancy E. Luce
Nancy E. Luce

Dudley G. Luce, Jr.
Dudley G. Luce, Jr.

State of New York
County of Westchester, ss:

July 28, 1988

Then personally appeared the above-named Nancy E. Luce and Dudley G. Luce, Jr., and acknowledged the above instrument to be their free act and deed.

Before me Basil T. Bentivegna
Notary Public
My Commission Expires:



BASIL T. BENTIVEGNA
Notary Public, State of New York
No. 52-5272250
Qual. in Suffolk Co. Cert. Filed in New York Co.
Commission Expires January 31, 1989

A certain lot or parcel of land, with the buildings thereon, situate in the City of Waterville, County of Kennebec and State of Maine and bounded and described as follows, to wit:

43-237

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Beginning at a stone monument set in the ground in the easterly line of Messalonskee Avenue and at the southwest corner of land formerly of Elizabeth Mathews, now understood to be of A. Veilleux; thence running southerly on the line of said Messalonskee Avenue just four (4) rods; thence easterly and parallel with the said Veilleux southerly line one hundred and ten (110) feet to a stake driven in the ground; thence in a direct line twenty-two (22) feet to a maple tree on the bank of the Messalonskee Stream and seventy-six (76) feet distant from said Veilleux' southerly line; thence up said Messalonskee Stream to said Veilleux' line a distance of seventy-six (76) feet; thence westerly on said Veilleux' line to the point of beginning, containing about thirty-two (32) square rods.

Being the same premises conveyed to Andrew G. Luce and Dudley G. Luce, Jr. by warranty deed from Edgar E. Erwin and Phyllis Anne Mathews Erwin, dated December 29, 1986 and recorded in the Kennebec County Registry of Deeds in Book 3090, Page 290. Reference is also made to a quitclaim deed from Dudley G. Luce, Jr. to Andrew G. Luce to be recorded in the Kennebec County Registry of Deeds herewith.

Exhibit A

RECEIVED KENNEBEC SS.

1988 AUG -4 AM 9:00

ATTEST: *Theresa R. [Signature]*
REGISTER OF DEEDS